022.0	0002	0013.A	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,016,200	/	1,016,200
USE VALUE:	1,016,200	/	1,016,200
ASSESSED:	1,016,200	/	1,016,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
11		VILLAGE LN, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	WOLKOW NATALIE
Owner 2:	
Owner 3:	
Street 1:	11 VILLAGE LANE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	MC CARTHY WILLIAM J-MARY E -
Owner 2:	-
Street 1:	11 VILLAGE LANE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 7,668 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1933, having primarily Brick Veneer Exterior and 2434 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7668.000	516,400	2,500	497,300	1,016,200
Total Card	0.176	516,400	2,500	497,300	1,016,200
Total Parcel	0.176	516,400	2,500	497,300	1,016,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 417.50 | /Parcel: 417.5

Legal Description

User Acct 14558

GIS Ref

GIS Ref

Insp Date 04/05/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 022.0-0002-0013.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	516,100	2500	7,668.	497,300	1,015,900	1,015,900	Year End Roll	12/18/2019
2019	101	FV	392,500	2500	7,668.	643,500	1,038,500	1,038,500	Year End Roll	1/3/2019
2018	101	FV	335,700	600	7,668.	409,500	745,800	745,800	Year End Roll	12/20/2017
2017	101	FV	335,700	600	7,668.	374,400	710,700	710,700	Year End Roll	1/3/2017
2016	101	FV	335,700	600	7,668.	304,200	640,500	640,500	Year End	1/4/2016
2015	101	FV	327,400	600	7,668.	304,200	632,200	632,200	Year End Roll	12/11/2014
2014	101	FV	349,200	600	7,668.	277,300	627,100	627,100	Year End Roll	12/16/2013
2013	101	FV	349,200	600	7,668.	263,900	613,700	613,700		12/13/2012

!1841!

PRINT

Date	Time
12/10/20	17:23:56

LAST REV

Date	Time
05/15/18	10:28:33

apro

1841

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MC CARTHY WILLI	62953-324		11/20/2013	Estate/Div	531,750	No	No		
	9986-432		1/1/1901	Family		No	No		N

USER DEFINED

Prior Id # 1:	14558
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/16/2014	359	Renovate	81,563					
4/9/2014	328	Renovate	10,800					

ACTIVITY INFORMATION

Date	Result	By	Name
4/5/2018	Inspected	BS	Barbara S
5/28/2014	External Ins	PC	PHIL C
5/11/2009	Measured	372	PATRIOT
9/29/1999	Meas/Inspect	263	PATRIOT
10/1/1981		MS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7668		Sq. Ft.	Site		0	85.	0.76	2			Med. Tr	-10					497,280						497,300	

Total AC/HA:	0.17603	Total SF/SM:	7668	Parcel LUC:	101	One Family	Prime NB Desc:	KEL/MANOR	Total:	497,280	Spl Credit		Total:	497,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	8 - Brick Veneer		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	2 - Slate		
Color:	BRICK		
View / Desir:			

GENERAL INFORMATION

Grade:	B - Good		
Year Blt:	1933	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G15	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	14 - Asphalt Tile		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.26046515
Const Adj.:	1.06079388
Adj $ / SQ:	167.137
Other Features:	105354
Grade Factor:	1.33
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	634458
Depreciation:	118009
Depreciated Total:	516449

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	4	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

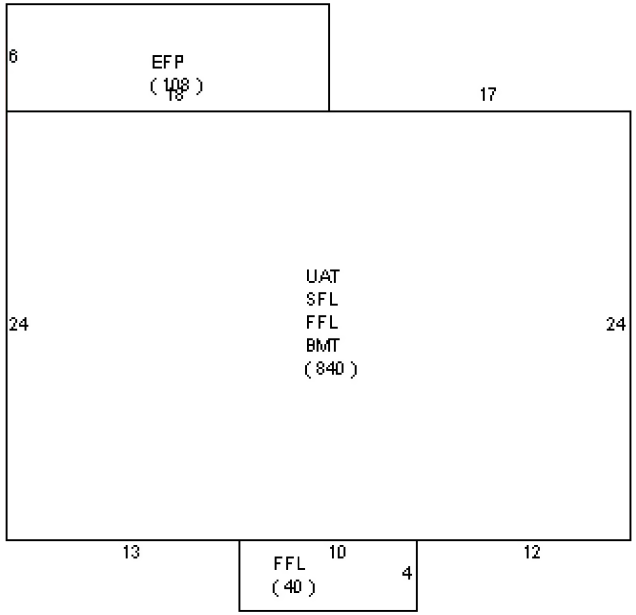
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	222.29
Special Features:	0	Val/Su Net:	179.43
Final Total:	516400	Val/Su SzAd	300.23

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	880	167.140	147,080
BMT	Basement	840	69.700	58,545
SFL	Second Floor	840	167.140	140,395
UAT	Upper Attic	210	93.600	19,655
EFP	Enclos Porch	108	55.620	6,007

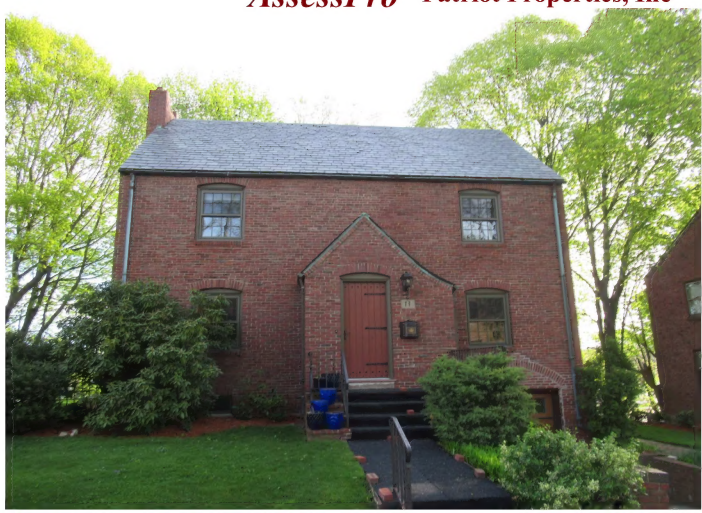
Net Sketched Area:	2,878			Total:	371,682
Size Ad	1720	Gross Are	3508	FinArea	2434

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	60	C	
UAT	100	FLA	100	F	

IMAGE

AssessPro Patriot Properties, Inc



MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 022.0-0002-0013.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
A2	WOOD SHD	D	Y	1	8X16	A	AV	1970	7.56	T	39.2	101			600			600
19	Patio	D	Y	1	23X31	A	AV	2014	2.78	T	5	101			1,900			1,900

More:	N	Total Yard Items:	2,500	Total Special Featues:		Total:	2,500